



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

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MANCHESTER ZONING BOARD OF ADJUSTMENT VIRTUAL PUBLIC HEARING / LIMITED BUSINESS MEETING

Thursday, September 10, 2020 – 6:00 PM

Watch live on Channel 22 Manchester Public Access Television or

Stream Live at <https://www.manchestertv.org/22>

Note: PUBLIC COMMENTS may be submitted at any time up to the close of the public hearing for each case by email sent to ZBA@manchesternh.gov or a voice message called into (603) 792-6736. All comments must include your name and address and the case number.

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

(Tabled from 8-13-20 ZBA Meeting)

1. **ZBA2020-060**
255 Melrose Street, R-1B Zoning District, Ward 7

Lauren Lessard proposes to establish a commercial kennel at a single family residence without the required 50' limited activity buffer, with lot area of 10,209 SF where 45,000 is required, with lot frontage of 111' where 150' is required, with a side yard setback of 10' where 20' is required, and create one new parking space in the front yard within 4' of the building and the property line and seeks a variance from sections **5.10(B)5** Commercial Kennel, **6.08(B)9** Screening Buffers, **8.09** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage, **6.03(C)** Side Yard Setback, **10.09(B)** Parking Setbacks and **10.02(F)** Business Parking in a Residential District of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 2, 2020.

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(Current Items)

2. **ZBA2020-073**
800 Holt Avenue, IND Zoning District, Ward 6

Brian Jones (Agent) proposes to create 18 new parking spaces within the required 25 foot wetland setback and seeks a variance from section **6.09(A)** Minimum Setbacks from Wetlands of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 21, 2020.

3. **ZBA2020-075**
395 Lowell Street, R-2 Zoning District, Ward 4

Joseph Wichert, L.L.S. (Agent) proposes to construct a 6'x8' porch with a side yard setback of 4.6' where the stairs are 1.2' from the side lot line where 10' is required and seeks a variance from section **6.03(C)** Side Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 24, 2020.

4. **ZBA2020-077**
300 Karatzas Avenue, R-1A Zoning District, Ward 6

Eric. Mitchell (Agent) proposes to subdivide and consolidate portions 300 Karatzas Avenue (Tax Map 747, Lot 6) and Tax Map 743, Lot 1B, where 300 Karatzas Avenue received a variance in 1993 to construct a single family home with no frontage on an accepted public way, by reducing the width of 300 Karatzas Avenue from 239.90' to 100' for 50% of the lot depth, and consolidating with Tax Map 743, Lot 1B, and where a portion of Lot 1B will be consolidated with 300 Karatzas Avenue and seeks a variance from section **11.04(F)** Expansion or Changes in a Non-Conforming, Lot Created by Variance of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 28, 2020.

5. **ZBA2020-079**
239 Cilley Road, R-2 Zoning District, Ward 9

Elizabeth Dumais proposes to maintain a 6' high fence on top of a retaining wall where 4' is allowed and maintain a front yard parking space within 4' of a building and seeks a variance from sections **8.27(C)** Fences Walls and **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 30, 2020.

6. **ZBA2020-076**
131 Bernard Street, R-1B Zoning District, Ward 10

Allen Gamans (Agent) proposes to construct a 10'11"x11' sunroom with a 3' side yard setback where 10' is required and maintain a 10'x10' shed in the required 20' street yard setback and seeks a variance from sections **6.03(C)** Side Yard Setback and **8.29(A)1** Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 12, 2020.

7. **ZBA2020-0081**
421 North Gate Road, R-1A Zoning District, Ward 1

Heather Freeman proposes to install a 16'x34' pool within the street yard setback on a corner lot and seeks a variance from section **8.29(A)1** Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 12, 2020.

8. **ZBA2020-082**
556 Huse Road, R-1B Zoning District, Ward 8

Kathleen Tarlowski proposes to create one new parking space partially in the front yard within 4' of the building and side lot line and seeks a variance from section **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 12, 2020.

9. **ZBA2020-083**
677-679 Belmont Street, R-2 Zoning District, Ward 2

Scott Landry proposes to create four new front yard parking spaces with one space within four feet of the street lot line and seeks a variance from section **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 18, 2020.

10. **ZBA2020-080**
408 Cedar Street, R-3 Zoning District, Ward 5

Joseph Wichert, (Agent) proposes rebuild a fire damaged three family dwelling on the same footprint, with no expansion, where the one year period to rebuild allowed by ordinance has lapsed on May 15, 2017, with a side yard setback of 3.6' where 10' is required, with a floor area ratio of 0.91 where 0.75 is allowed and without the required 10' landscape buffer around the parking area and seeks a variance from section **11.05(C)** Restoration of Damaged Non-Conforming Buildings of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 19, 2020.

11. **ZBA2020-084**
69 Tondreau Court, R-1B Zoning District, Ward 10

Rick Martin (Agent) proposes to maintain a driveway with a width of 28' where 24' is allowed and create a new parking space partially in the front yard to accommodate the conversion of a portion of the existing carport for the expansion of the kitchen and seeks a variance from sections **10.08(C)** Driveways Width and **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 19, 2020.

12. **ZBA2020-085**
200 Wells Street, R-1A Zoning District, Ward 6

John Monfet proposes to construct a 20'x26' one-story garage 4' from the side lot line where 20' is required and maintain the expansion of front yard parking resulting in one additional parking space for a total of three with a 25.5' driveway width where 24' is allowed and seeks a variance from sections **8.29(A)2** Accessory Structures and Uses, **10.09(B)** Parking Setbacks and **10.08(C)** Driveways Width of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 21, 2020.

13. **ZBA2020-087**
559 Dix Street, R-2 Zoning District, Ward 7

Tammy Shah proposes reconstruct, with expansion, stairs at the front and side entrances to improve building code compliance and safety by creating new stair landings with a 6' side yard setback where 10' is required and a 6'6" front yard setback where 15' is required and seeks a variance from sections **6.03(A)** Front Yard Setback and **6.03(C)** Side Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 21, 2020.

14. **ZBA2020-086**
132 Bellevue Street, R-1B Zoning District, Ward 9

Ben Finney (Agent) proposes maintain a 12'x18' portion of a carport enclosed for a porch with a 14' street yard setback resulting in a parking space within 4' of the building and partially in the front yard, and create one new parking space in the street yard and 3.5' from the lot line where 4' is required and seeks a variance from sections **6.03(A)** Street Yard Setback and **10.09(B)** Parking Setbacks (4 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 24, 2020.

15. **ZBA2020-088**
281 Bodwell Road, R-1A Zoning District, Ward 8

Sean Harrington proposes to construct a full second story onto the single family dwelling with a 15.5' side yard setback where 20' is required and seeks a variance from section **6.03(C)** Side Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 24, 2020.

16. **ZBA2020-089**
277 Pinebrook Place, R-1B Zoning District, Ward 6

Spiro Millios proposes construct a 12' x 12' deck in the side yard resulting in one parking space in the front yard and one parking space within 4' of the proposed deck and seeks a variance from section **10.09(B)** Parking Setbacks (2 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 25, 2020.

17. **ZBA2020-090**
761 Amherst Street, R-1B Zoning District, Ward 4

John Russo, II proposes to construct a full second story onto the 15'x20' addition built onto the rear of the structure with a 1' side yard setback where 10' is required and seeks a variance from section **6.03(C)** Side Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 27, 2020.

18. **ZBA2020-091**
223 Coolidge Avenue, R-1B Zoning District, Ward 11

James Gillett proposes to construct a 1½ story, 24'x28' garage with a 6'x12' breezeway with a 1' street yard setback where 20' is required, as well as maintain a 6' high fence in the front yard and a shed in the Bremer Street, street yard and seeks a variance from sections **6.03(A)** Street Yard Setback, **8.27(B)** Fences and Walls and **8.29(A)1** Accessory Structures and uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 27, 2020.

19. **ZBA2020-074**
1720 Candia Road, R-1A Zoning District, Ward 6

Felicia Jones proposes to maintain an 8'x28' open deck with stairs having a 10' street yard setback where 25' is required and seeks a variance from section **6.03(A)** Street Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 31, 2020.

III. **BUSINESS MEETING:**

1.

- 1. Review and approval of the ZBA Minutes of July 9, 2020 and August 13, 2020.**
- 2. Any other business items from the ZBA staff or Board Members.**

Each case file is available on-line at <http://www.manchesternh.gov/Departments/Planning-and-Comm-Dev/Zoning-Board/Project-Applications>. Or search for "Manchester NH ZBA Project Applications".

The order of the agenda is subject to change on the call of the Chairman.